

# Riverside-Normal City Historic Design Guidelines

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Professor JP Halls ARCH 441/541 Preservation policy course compiled a set of historic design guidelines as neighborhood stakeholders plan to create a local historic district for a portion of the neighborhood and to assist in the continued long-term architectural preservation of the Riverside neighborhood.



Watch Video At: <https://youtu.be/MyMqQFOE5jY>

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# Research and Purpose

 [digitalresearch.bsu.edu/immersive-learning-showcase-2021/exhibits/show/riverside-normal-city-historic/research-and-reconnaissance](https://digitalresearch.bsu.edu/immersive-learning-showcase-2021/exhibits/show/riverside-normal-city-historic/research-and-reconnaissance)











Professor Hall's ARCH 441/541 Preservation Policy course compiled a set of historic design guidelines for the Riverside-Normal City neighborhood. The Riverside-Normal City Neighborhood Association is in the process of garnering support and following the necessary steps to have their neighborhood designated as a Local Historic District. A Local Historic District imposes a set of guidelines established by the city and the Muncie Historic Preservation and Rehabilitation Commission that ensures the long term architectural and cultural preservation of the neighborhood and its character. With these guidelines, comes a design review process that is enacted in the event that a homeowner wishes to change an exterior portion of their structure, the project goes before the Muncie Historic Preservation and Rehabilitation Commission to ensure that the proposed changes are respectful of the architecture.

The design guidelines will help serve as guidelines for residents and assist the Muncie Historic Preservation and Rehabilitation commission with the aforementioned design review processes, as well as educating neighbors on the design and proper maintenance of their homes.

Research for the design guidelines started with a neighborhood reconnaissance survey as well as discussions with neighborhood stakeholders. From that, the team members dove headfirst into precedent studies, studying the architectural style present in the neighborhood and

researching appropriate methods and materials for repairs, maintenance, and additions of the structures in the area.

The research continued with team members individually diving into precedents and other information for topics such as landscaping and guidelines for potential new construction in the neighborhood as well as sustainability.

A history of the Riverside-Normal City neighborhood was also given, following the development of the neighborhood from its formation as a stand-alone city, its eventual annexation and how it stands today. An overview of the architectural styles and building materials used in the neighborhood is also present in the document.

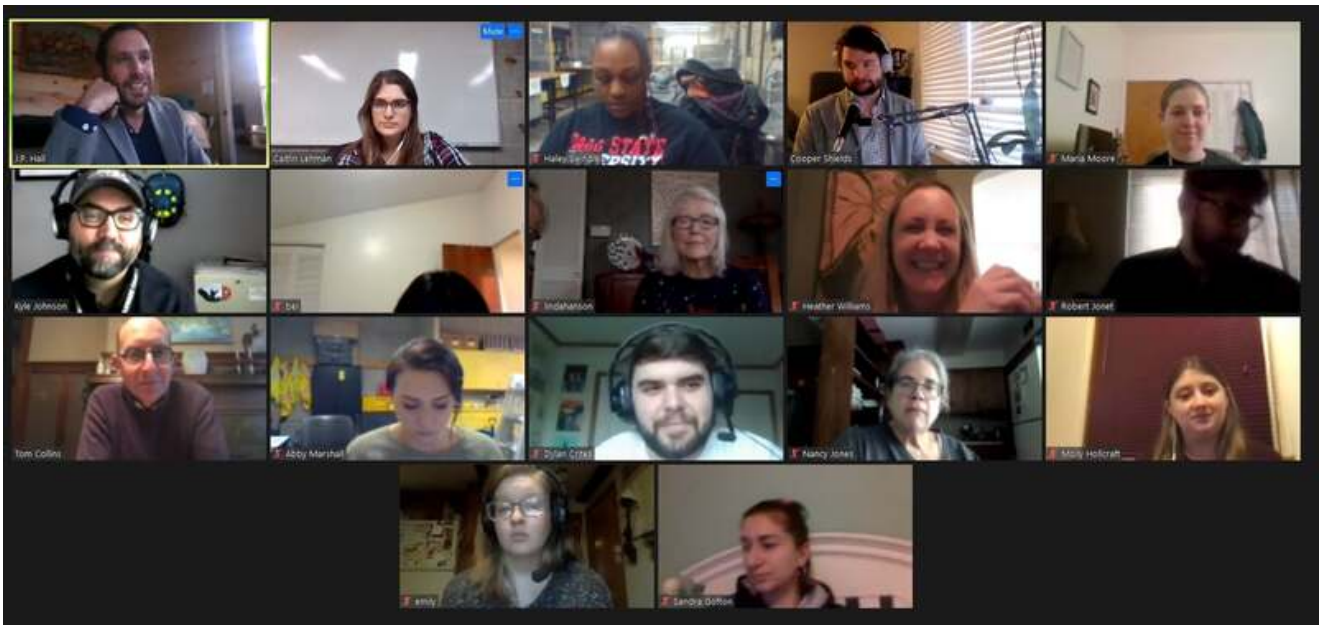
Community Engagement →

Research and Purpose



# Community Engagement

 [digitalresearch.bsu.edu/immersive-learning-showcase-2021/exhibits/show/riverside-normal-city-historic/community-engagement](https://digitalresearch.bsu.edu/immersive-learning-showcase-2021/exhibits/show/riverside-normal-city-historic/community-engagement)



As the Design Guidelines project was undertaken with the assistance, and its completion would benefit the community, community engagement was extremely important to the entire process.

As mentioned in the "Research and Purpose" section, community engagement started from the very beginning with a neighborhood tour led by a local resident and member of the Riverside-Normal City Neighborhood Association, the closest community partner in the project.

During the process, the team members had several meetings with community members and area residents, so the residents could voice opinions and help to shape the final document and its content.

The community engagement processes culminated in a final presentation to stakeholders and vested parties to the process. The presentation was before the final document was completed so that opinions and suggestions from community members could be implemented into the final product.



# Final Document

 [digitalresearch.bsu.edu/immersive-learning-showcase-2021/exhibits/show/riverside-normal-city-historic/final-document](https://digitalresearch.bsu.edu/immersive-learning-showcase-2021/exhibits/show/riverside-normal-city-historic/final-document)



## Riverside Historic District DESIGN GUIDELINES Muncie, Indiana, 2020





# GUIDELINES FOR REPAIR AND MAINTENANCE

It is important to keep in mind the maintenance and repairs of the structures in the Riverside Historic District. As with any historic property, maintenance and repairs are crucial to the survival and success of a historic district. There are many factors to keep in mind while maintaining an historic structure, such as, the significance of the features, the current and future use of the structure, and the original and additional construction details.

Routine maintenance should always be performed on historic structures. To begin, routine maintenance should never change the features of the property that led to its nomination on the National Register of Historic Places. According to *Whole Building Design Guide*, (WBDG) property owners should "consult the nomination form that led to its listing (On the National Register). It will likely contain information about a structure's historical and architectural significance, and about the historic character-defining features that give it historical integrity and are important to preserve."<sup>21</sup> It is important to know and protect features that give the property character and are important to the historical integrity of the structure.

Historic structures may have materials that are not commonly used today or if they are used today, the composition of these materials may now be very different than what they used to be. It is important to know how to treat and properly care for the historic structure. The National Park Service has a three step process to preserve materials on historic structures. First, identify what materials are used and how they are important to the characteristics of the structure. Second, stabilize these materials. Ensure that the materials are not so badly damaged that they can no longer function safely. And finally, protect and maintain the features by checking water drainage. All water should lead away from the perimeter of the structure and the materials should be protected from water entering.

Once the basic maintenance is done, other steps can be taken to ensure that the materials are protected. For metals and masonry, clean only when it is needed to halt deterioration. For woods, it is important to eliminate any sources of moisture that can leak into the material and apply chemicals that can preserve the wood. If wood is painted, remove the deteriorated paint using the gentlest method. If there is a need to replace the materials, replace in a similar kind as the original. The replacement should match documentation of the original material.

<sup>21</sup> Barry Loveland, "Operations and Maintenance for Historic Structures," WBDG, November 8, 2016, <https://www.wbdg.org/resources/operations-and-maintenance-historic-structures>.

Any maintenance or repairs of historic materials on houses in the district should consider the principles outlined by the Secretary of Interior Standards, as published by the National Park Service. A copy of these standards are included in the appendix for reference. The National Park Service provides Preservation Briefs to guide in the maintenance and preservation of historic building materials. These can be found at <https://www.nps.gov/tps/how-to-preserve/briefs.htm>





## AMERICAN FOURSQUARE

Hipped Roof - All sides  
of the roof have a pitch

Hipped Central Dormer

Overhanging Eaves

Symmetrical Window  
Arrangement

Full-width porch at first  
story

Asymmetrical Entrance

Source: McAlester, Virginia  
Savage. *A Field Guide to  
American Houses*. (New York:  
Alfred A. Knopf, 2013), 551-556.

1220 West North Street



1301 West University Ave



1305 West University Ave



1205 West University Ave

The American Foursquare is an easily recognizable vernacular housing type. Examples of this style can be found throughout Riverside, such as 1220 West North Street, 1305 West University Avenue, and 1205 West University Avenue, pictured above. While these examples differ slightly in materiality, proportion, and detailing, all contain the same overall form and facade arrangement, which became representative of the style. During the early 20th century, the American Foursquare, also called the "Prairie Box," arose out of the Prairie Style, created in Chicago and developed by architect Frank Lloyd Wright.<sup>16</sup> While there were numerous variations of the Prairie Style, the American Foursquare was vernacularly popular due to its representation in architectural pattern books published during the time.<sup>17</sup> Besides the Prairie style, The foursquare was sometimes merged with Colonial Revival (as seen at 1305 W. University), Neoclassical, or Craftsman styles.<sup>18</sup> Character-defining features of the style are called out in the diagram above, though other variations exist.

<sup>16</sup> Ibid., 551-552.

<sup>18</sup> Ibid., 564.

<sup>17</sup> Ibid., 555.

Following the compilation of all necessary data and research, team members created a final professional document to be presented to the Riverside-Normal City Neighborhood Association, and the Muncie Historic Preservation and Rehabilitation Commission. The



document spells out for residents and interested community members the reason that the guidelines exist as well as the purpose for local historic district. An overview of the Muncie Historic Preservation and Rehabilitation Commission design review process is also listed.

The document goes over the history of the neighborhood and its development, current conditions of the infrastructure, landscape, and architecture, following the current conditions, the document spells out guidelines for repair and maintenance, landscaping, architecture, and new construction. The most exhaustive piece of the document is a style-by-style overview of all architectural styles extant in the neighborhood, their character defining features, and pictorial examples of houses in those styles, present in the neighborhood.

[← Community Engagement](#)

Final Document